

The Airport Redevelopment Project Area encompasses approximately 1,660 acres of residential, commercial and industrial land. The area surrounds the Riverside Municipal Airport and is bounded on the north by the Santa Ana River, Hillside and Fremont Streets and the Union Pacific Railroad on the east, on the south by Arlington Avenue and the Riverside County Flood Control Channel. Home to companies such as Metal Container Corp./Anheuser-Bush, The Wall Street Journal, Best Buy Banner Company, Flexsteel Industries Inc., BF Goodrich Aerospace and Superform USA Inc., the area is an ideal location for business.

2000 Census Estimates*

	1-mile radius	3-mile radius	5-mile radius
• Population	5,579	112,010	250,245
• Median Age	32	32	32
• Households	1,783	35,557	78,547
• Households by Type			
Married couple	56.76%	58.02%	58.33%
• Households by Income			
\$25,000–\$34,999	14.64%	15.27%	14.35%
\$35,000–\$49,999	19.28%	19.25%	18.36%
\$50,000–\$74,999	21.41%	22.01%	22.10%
• Med. Household Income	\$37,826	\$39,212	\$40,374
• Avg. Household Income	\$44,916	\$47,709	\$50,567
• Per Capita Income	\$14,505	\$15,243	\$15,974
• Occupied Units	1,586	32,677	71,761
• Owner Occupied	56.21%	60.29%	62.37%
• Population 25+ by Education			
Bachelor Degree	9.43%	8.54%	9.22%
Graduate Degree	2.60%	4.05%	4.95%

24-hour Combined Vehicle Volumes

• Van Buren & Central Ave.	N/S 40,798
• Van Buren: Jurupa Ave. to N. County Line	N/S 50,382
• Arlington & Van Buren	E/W 41,452 N/S 45,382

* Statistics compiled by Claritas, Inc.

Major Industrial Tenants

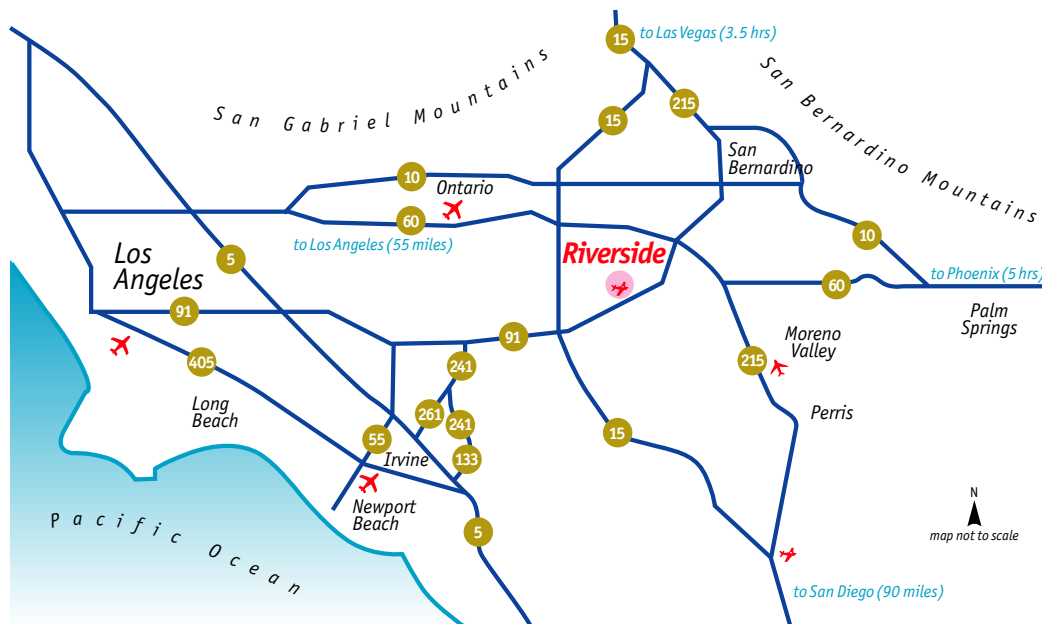
- Best Buy Banner Co.
- Flexsteel Industries, Inc.
- Metal Container Corp./Anheuser-Bush
- Superform USA, Inc.
- The Wall Street Journal
- The Toro Company
- BR Goodrich Aerospace
- Hartz Mountain Corp.

Expanded Facilities & Services for Corporate Aviators

With a 5,400 foot ILS/GPS runway, Riverside Airport can accommodate most business jets for flights throughout the continental United States and Mexico. Recently, the airport terminal building was converted into a general aviation business center offering a wide range of services and amenities.

- Spacious transient ramp
- FAA air traffic control tower
- Flight standards district office at the Airport
- ILS/GPS/VOR approaches—terminal VOR
- Pilot's lounge, rental cars, travel agency, restaurant
- Flight planning room, ground services and fueling
- Airframe and powerplant shops

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Situated 55 miles east of downtown Los Angeles, Riverside is the heart of Southern California's Inland Empire. Founded over 100 years ago, the city has emerged as a vibrant office, retail and industrial center in Southern California. Riverside enjoys a mild Mediterranean climate and is rich in architecture, universities, cultural arts and recreational activities.